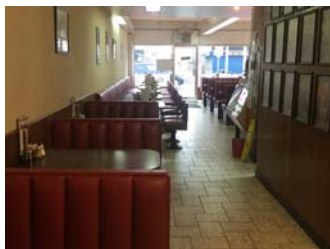


Ref: 4889 - The Snackery



58 Waterloo Road  
Blackpool  
Lancashire  
FY4 1AB

## **WELL ESTABLISHED CAFÉ/RESTAURANT - LANCASHIRE**

**Situated in the busy seaside resort of Blackpool**

**Well maintained and equipped throughout**

**Well reputed with regular and repeat trade**

**Genuine reason for sale due to retirement**

**Advised annual turnover of £200,000**

**Superb trading location**

**Turn Key opportunity**

**Training provided**

**Walk in condition**

**Easy to run**

**LEASEHOLD**

**ASKING PRICE**

**£65,995 Plus SAV**

Ref: 4889

### Location

This fantastic business opportunity is located within a short leisurely walk of the seafront just off the main A584 coast road in Blackpool. It enjoys a superb position surrounded by complimentary businesses providing outstanding opportunities for passing trade. Located at the South shore the business is in a prime position to take advantage of the many attractions located in the area including the Pleasure Beach, Sandcastle, Grosvenor Casino and South Pier. Blackpool has long been known as a popular tourist destination since Victorian times and is world renowned for its other popular tourist attractions including The Golden Mile, and The Blackpool Tower. Blackpool is reached easily and has superb road and rail links, the M55 motorway is within a short drive providing access to the nearby M6 motorway providing excellent links to the larger local cities of Preston and Manchester. The Lake District and all of its attractions are also within a short car drive.

### Business History

Online Business Sales are delighted to offer to the market this excellent café established by our client in 2011. The only reason this opportunity is being offered to the market is due to our clients desire to take well deserved retirement. Since establishing the business our clients have invested time and money on providing a business that is now in full walk-in condition for any prospective purchaser. We are advised of a respectable annual turnover of £200,000 which is derived from the sale of a varied breakfast, lunch, and dinner menus together with sandwiches, hot and cold drinks and associated products for consumption on or off the premises. The business has a very loyal customer base and benefits from a high percentage of passing trade due to its outstanding main road location. Our clients have a fabulous reputation in the local area for the quality of food they provide and their friendly and efficient service. There is scope to introduce a local delivery service which may increase income. Added to this the potential for outside catering make this a very attractive business to purchase. This is a great opportunity to purchase an established business, with masses of potential to possibly improve the turnover further, and as such early viewing comes highly recommended as the business is not to be missed.

### Financial Profile

Turnover: We are advised £200,000

### Tenure

We are advised leasehold  
Original length: 6 years  
Rent: £3,752 per quarter

### Opening Hours

Monday-Sunday: 8:00am - 5:00pm

### Accommodation

A well signed fully glazed frontage with secured entrance to:

Open plan café  
Menu boards  
Front serving/payment counter  
Product displays  
Fridge  
Ample dining tables & chairs  
Rear commercial kitchen - well equipped to suit trade  
Toilet facilities

### EXTERNAL

Outside seating area approximately 8 covers

### Additional Information

Fixtures and fittings included in sale

### Enquire

t: 0345 222 0508 f: 0345 222 0509  
e: info@onlinebusinesssales.co.uk

**IMPORTANT NOTES:** These particulars do not constitute an offer neither should they be relied upon as statements or representations of fact or warranties of any kind. All interested parties must satisfy themselves by investigation, prior inspection and/or formal entry before contact with their solicitor. Neither we nor our principals accept any responsibility whatever in respect of these particulars which are simply offered as a general indication to persons who may be interested.

Viewings and negotiations are to be conducted **STRICTLY** through **Online Business Sales Limited**. No direct approach is to be made to the business under any circumstances

### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

58 This is how energy efficient the building is.

Net zero CO<sub>2</sub> emissions